



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number Nov. 11-118 F

Case Type Final Plat

Project Name Wheeler Estates

Contact Martin Mueller
McLaughlin Mueller, Inc.
Professional Land Surveyors
218 West Mill Street
Liberty, MO 64068

Applicant << SAME AS CONTACT >>

Owner Jerome L. Wheeler
11600 N. Home Avenue
Liberty, MO 64068

Request **Final Plat** approval of Wheeler Estates

Application Submittal 2011-10-03

Public Notice Published N/A

Neighbor Letters Sent 2011-10-14

Report Date 2011-10-25

REPORT AUTHOR(S) Matt Tapp, Director
Debbie Viviano, Planner

Recommendation APPROVAL with conditions



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General Information

Site Location: Approximately 11600 N. Home Avenue

Section 23 | Township 52 | Range 32

Site Size: 33.60± acres

Existing Land Use & Zoning: Rural Residential (R-1)

Zoning/Platting History:

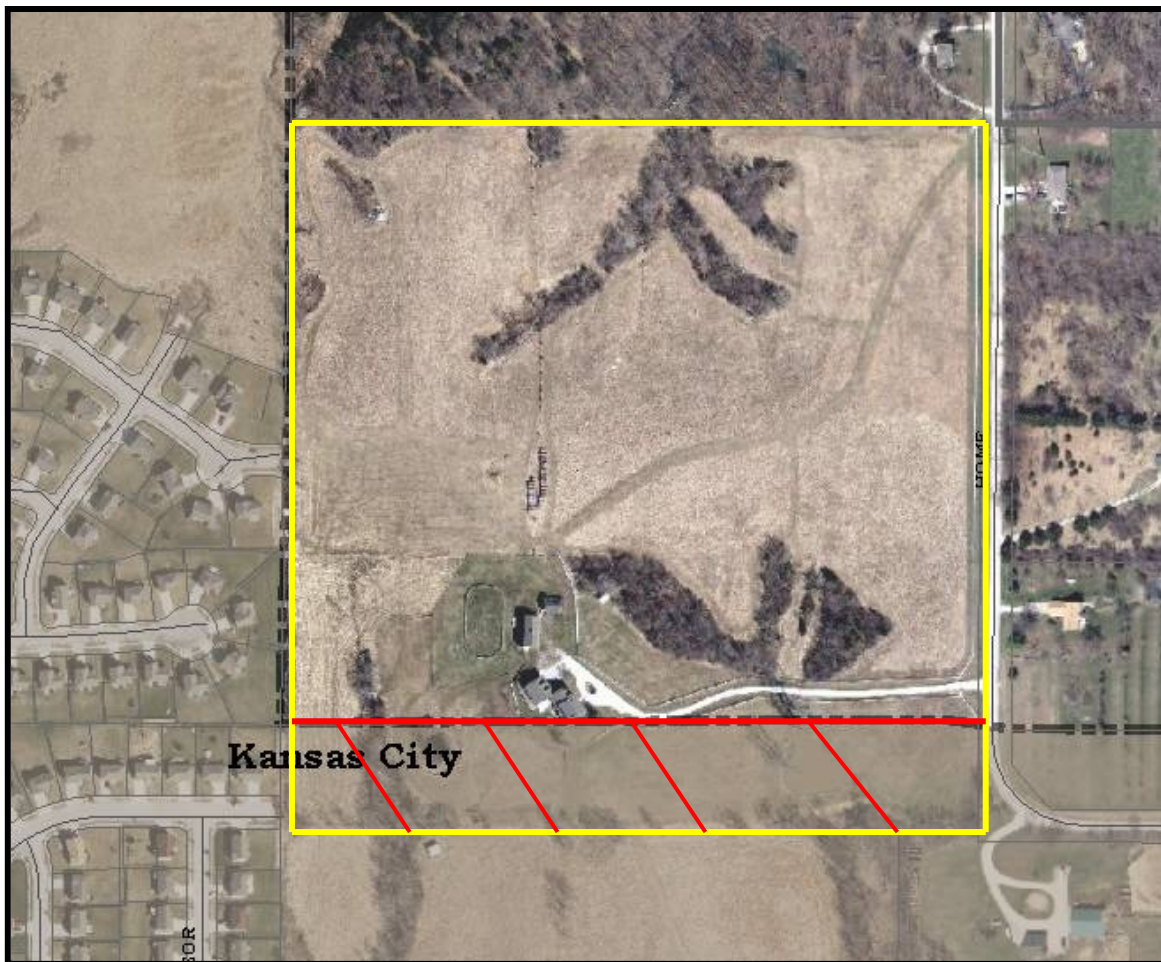
Rezoning approved 07/22/2011, Res. #2011-233; Preliminary Plat approved 07/22/2011, Res# 2011-234.

Surrounding Land Use & Zoning:

- North – Residential Rural Density (R-1) and Agricultural (AG) Zoned Land
- East – Residential Rural Density (R-1) and Agricultural (AG) Zoned Land
- South – City of Kansas City [abutting]
- West – City of Kansas City [abutting], Hunters Glen subdivision

Current conditions:

Existing Property Lines = **YELLOW** | KC Portion of Property = **RED**





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Assessment

Martin Mueller, McLaughlin Mueller, Inc., representing Jerome L. Wheeler, is requesting **Final Plat** approval for 33.60± acres located at approximately 11600 N. Home Avenue. An additional 5.35± acres is on the south portion of Lot 3, which is in the jurisdiction and limits of Kansas City.

The property owner would like to divide the land to create two (2) additional single-family dwelling lots.

Character of the General Neighborhood

Abutting the west and south sides of the subject property is the City of Kansas City. Residential Rural Density (R-1) and Agricultural (AG) zoned property within unincorporated part of the County are to the north and east of the property [See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (C)** of the Clay County 2003 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated October 14, 2011.

Outside Agency review

The Clay County Highway Department ("CCHD") has given approval and noted the following: "N. Home Avenue is chip/seal surface and will remain a chip/seal surface. Driveway(s) will be reviewed individually based on CCHD technical specifications and design criteria".

The Clay County Health Department has given final approval of the project. Public Water Supply District (PWSD) #6 presently provides water service for the existing single family residence on proposed Lot 3, and is able to supply water for the additional two lots. The Kearney Fire District serves this property.

The existing pond structure on proposed Lot 2 was inspected by the Clay County Soil and Water Conservation District with the following note: "If the structure is ever to be enlarged I suggest that a principal spillway pipe be installed. The structure is in good condition".

Findings

Since this plat lies within unincorporated Clay County and the City of Kansas City (KCMO), both jurisdictions will have to approve the subject final plat. According to the City of Kansas City, the final plat will go before both their City Plan Commission and the City Council during the same time as the County's process. During discussions between County staff, City of KCMO staff, and the applicant, a solution was agreed upon by all parties that the Pawpaw Drive future public roadway be depicted on the Final Plat as an "Easement for Future Public Roadway", and not a formal ROW dedication.



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Road Impact Fees (*RIF*) are not required for the proposed Lot 3 as it occupies the existing single family residence. However, RIF will be required for the 2 additional lots generated (Lots 1 and 2), and must be paid prior to the recording of the final plat.

Recommendations

It is the recommendation of staff that the **Final Plat** for Wheeler Estates be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Road Impact Fee (*RIF*) agreement recorded and fees paid for Lots 1 and 2 prior to the recording of the final plat.



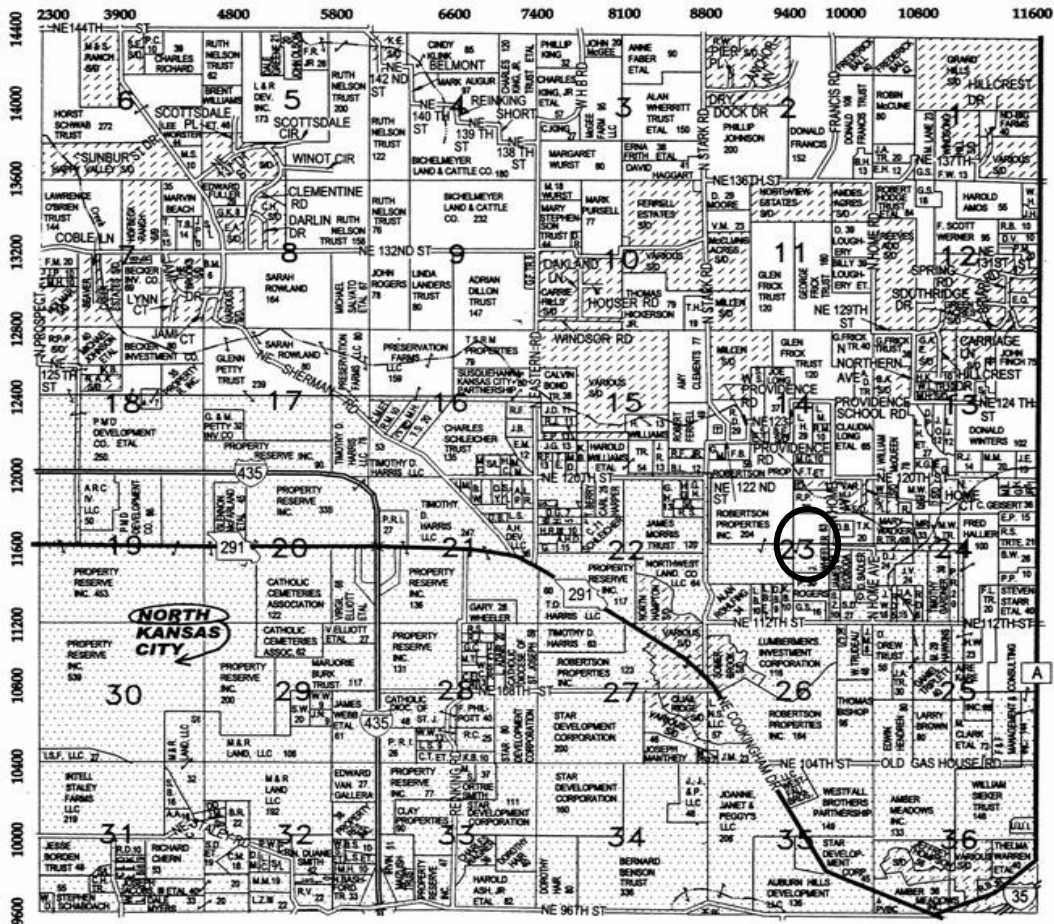
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Attachments

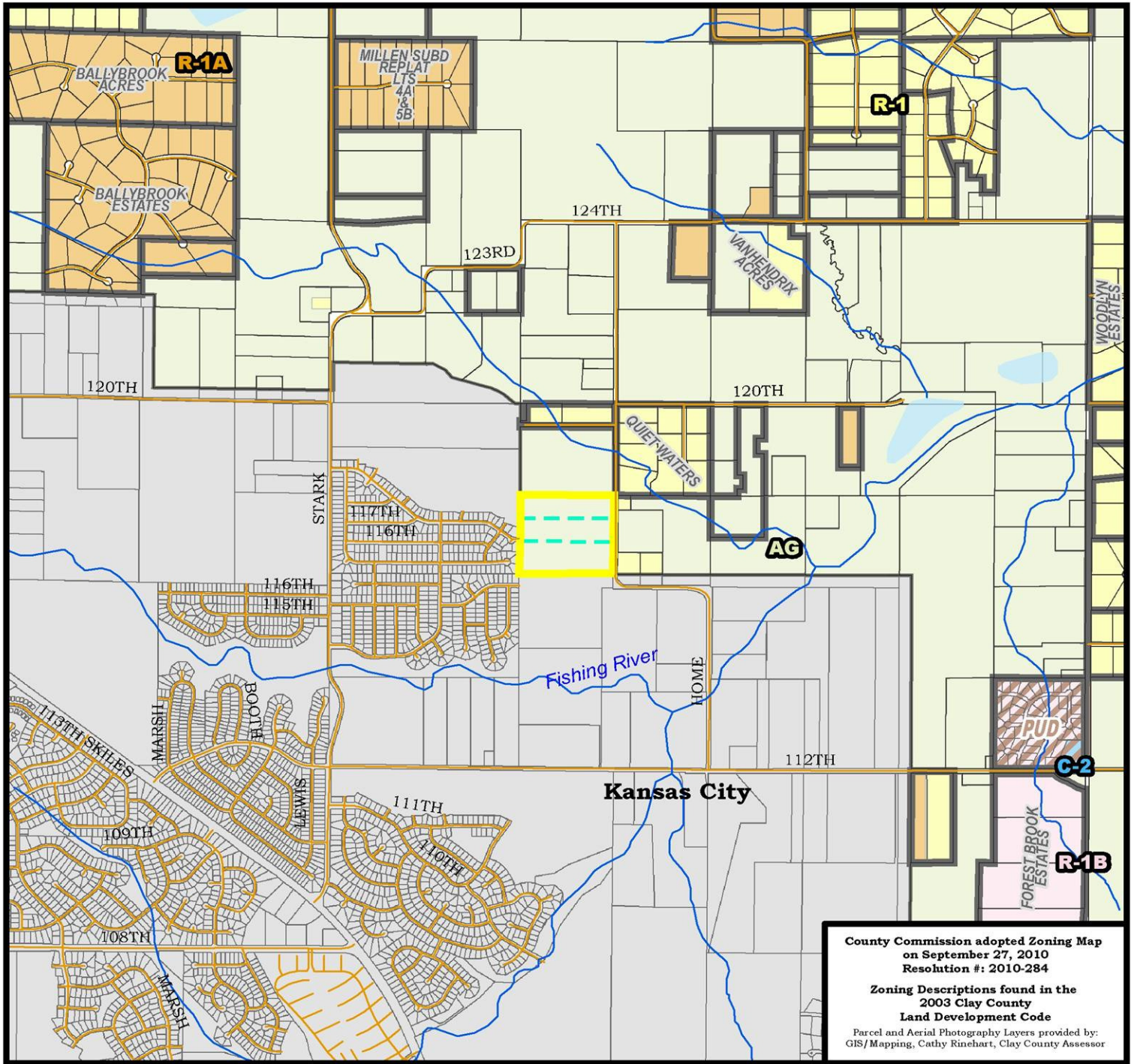
Nov. 11-118 F – Wheeler Estates Attachment A – Vicinity Map

TOWNSHIP 52N • RANGE 32W



Nov. 11-118F - Wheeler Estates Final Plat

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map
on September 27, 2010
Resolution #: 2010-284

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Planning & Zoning Department



1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

- Proposed Lot Lines
- Existing Property Line
- parcel
- Streams (EPA)
- Railroads

- Roads CLASS**
- Interstates
- State Highways
- Local Roads
- Highway Ramps

Overlay Districts

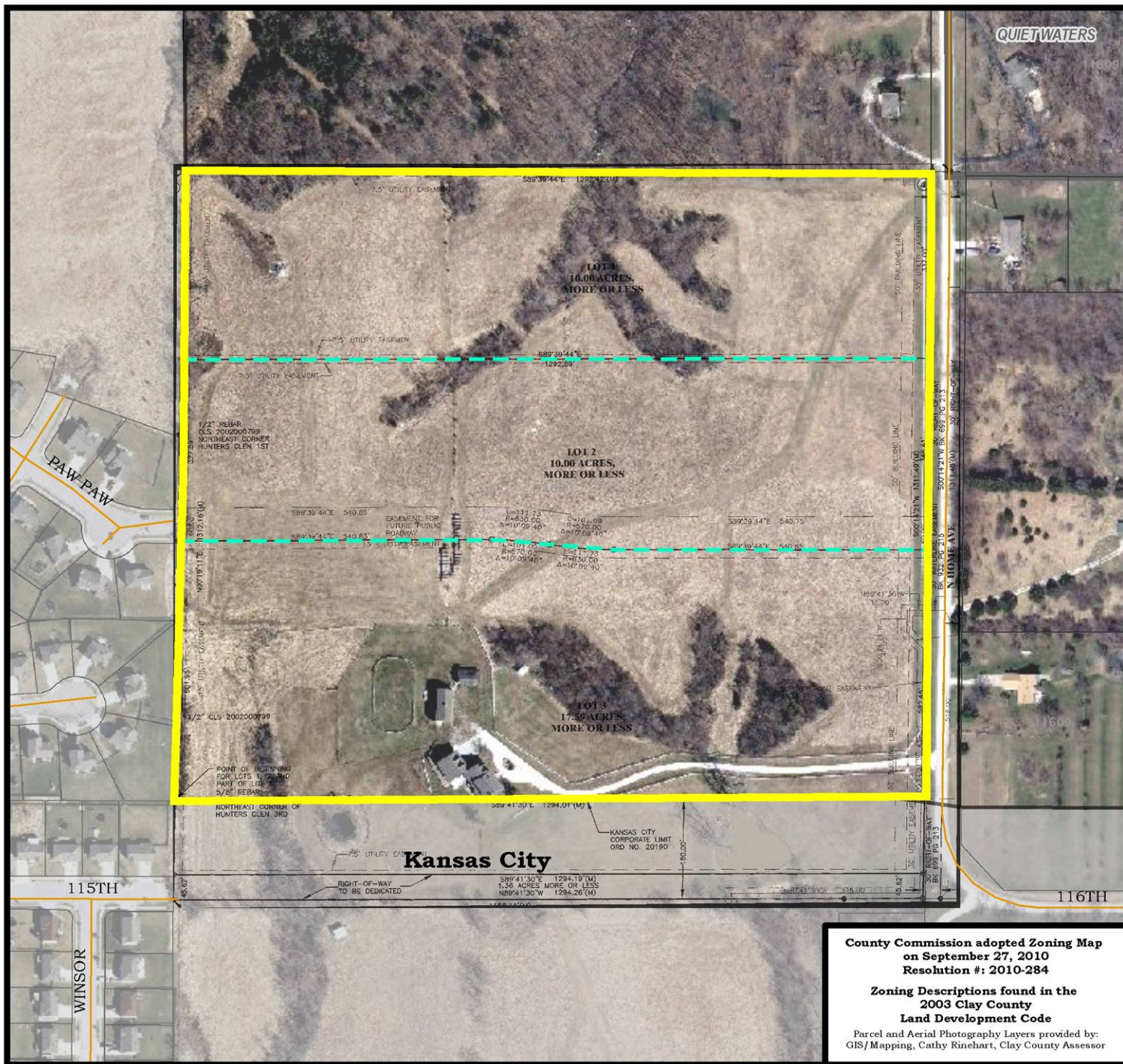
- CD (Conservation District)
- PUD (Planned Unit Development)

- Subdivisions
- County Boundaries
- 2011 City Limits
- Parks

- Zoning Districts**
- AG
- R-1
- R-1A
- R-1B
- R-3
- C-1
- C-2
- C-3
- I-1
- I-2
- OP

Nov. 11-118F - Wheeler Estates Final Plat

Attachment C - Site Plan Map



Planning & Zoning Department



1 inch = 250 feet
1 inch = 0.05 miles

LEGEND

- Proposed Lot Lines
- Existing Property Line
- parcel
- ~~~~~ Streams (EPA)
- Railroads

Roads

- Interstates
- State Highways
- Local Roads
- Highway Ramps



Subdivisions



County Boundaries



2011 City Limits



Parks